

**ASSIGNEE'S SALE**  
**OF VALUABLE, IMPROVED**  
**REAL ESTATE**

located in Braddock Heights, Frederick County, Maryland, and being known and designated as 6313 Jefferson Boulevard.

By virtue of the power and authority contained in a Mortgage from Phillip G. Hiteshew and Sandra L. Hiteshew, husband and wife, dated September 20, 1983, and recorded in Liber 1212, folio 878, one of the Land Records of Frederick County, Maryland, the undersigned Assignee will offer for sale at the Court House under the clock tower (Patrick & Court Streets), in Frederick, Maryland on

**WEDNESDAY, APRIL 3, 1985**

**10:00 A.M.**

the following described land together with the improvements thereon, to wit:

All that piece or parcel of land situate, lying and being on the east side of Maryland Avenue, now known as Jefferson Boulevard, in Braddock Heights, Braddock Heights Election District, Frederick County, Maryland, and having a frontage of 100 feet on the east side of said Avenue, and running back from the center of said Avenue for a distance of 225 feet to a 20-foot alley, and being known and designated as Lot 44 on Plat "A" of the Braddock Building and Development Company, recorded in Plat Book S.T.H., folio 3, one of the Plat Records of Frederick County, Maryland.

BEING all and the same real estate described and conveyed in a deed to Phillip G. Hiteshew and Sandra L. Hiteshew, husband and wife, dated May 28, 1974 and recorded among the Land Records of Frederick County, Maryland, in Liber 941, folio 701.

The improvements thereon consist of a brick and frame rancher-style dwelling containing 2,221 square feet of living area consisting of nine (9) rooms - four (4) bedrooms and two (2) baths. Full basement; electric baseboard heat; fireplace in living room and basement; open cement patio; attached one-car garage; public water and private septic.

**TERMS OF SALE:** A deposit of 10% of the purchase price will be required of the purchaser in cash or certified check payable to the Assignee at the time of sale. The balance of the purchase price to be paid in cash at settlement which shall be within ten (10) business days after the ratification of the sale by the Circuit Court for Frederick County, unless said period is extended by the Assignee, his successors or assigns, for good cause shown. Time being of the essence. Interest at the rate of 12% per annum shall be paid on the unpaid purchase price from the date of sale to the date of settlement. All state and county real estate taxes and other public charges shall be adjusted as of the date of sale, and assumed thereafter by the purchaser. All costs of conveyancing, documentary stamps, transfer taxes, document preparation and title insurance shall be borne by the purchaser. All property is being sold subject to all recorded restrictions, covenants and agreements. The improvements are being sold in "as is" condition. The Assignee reserves the right to withdraw the herein described property from sale at any time. The Assignee reserves the right to announce additional terms and conditions on the day of sale.

**HOWARD R. STEPLER, JR.**

**18 W. Church St.**

**Frederick, Maryland 21701**

**Phone: 662-6304**

**ASSIGNEE**

**STEPHEN A. GLESSNER, Attorney**  
**JAMES G. TROUT, Auctioneer**

**CHARLES C. KELLER, CLERK**

**BY: \_\_\_\_\_ EXHIBIT "3"**

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ACKNOWLEDGMENT OF PURCHASE

I \_\_\_\_\_ do (~~does~~) hereby acknowledge that I have (~~has~~) purchased the real estate described in the advertisement attached hereto at and for the sum of EIGHTY FIVE THOUSAND

Dollars (\$ 85,000.00 ), the sum of  
Eight Thousand Five Hundred

Dollars (\$ 8,500.00 ), having been paid  
this date and the balance of  
Seventy Six Thousand Five Hundred

Dollars (\$ 76,500.00 ), being due and  
payable at the time of final settle-  
ment and I do (~~does~~) further  
covenant and agree that I  
will comply with the terms of sale as  
expressed in the advertisement attached  
hereto.

WITNESS my hand(~~s~~) and seal(~~s~~)  
this 3rd day of April, 1985.

Mehdi H. Hajiyani 4/3/85 [SEAL]  
Mehdi H. Hajiyani

[SEAL]

Purchaser(~~s~~)

WITNESS:

Martha T. Shaw

HOWARD R. STEPLER, JR.  
ATTORNEY AT LAW  
18 WEST CHURCH STREET  
FREDERICK, MD 21701  
301 662-6304